E1/2 OF NE1/4
IN OR 2273/593
2009 DESTINY/TIMB DW/MH

HILL WILLIAM S SR & CHERYL L/E/
35424 QUAIL ROAD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

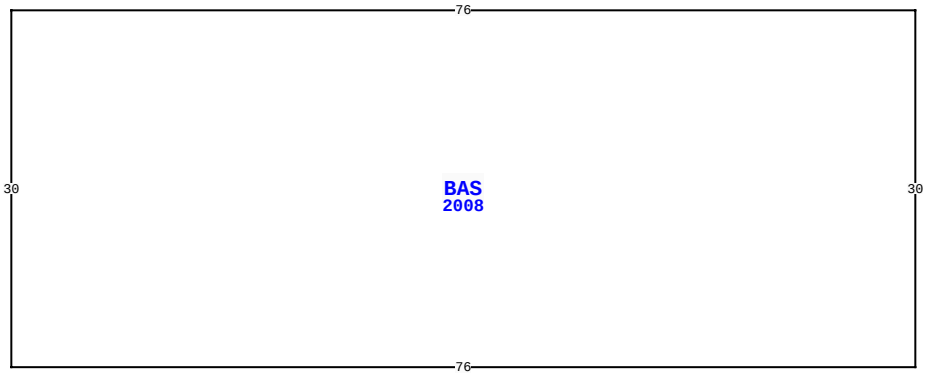
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	131,240
TOTALS	2,280		2,280	131,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	89.94	205,063	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2009 Heated Area: 2280 HX Base Yr 2009



35424 QUAIL RD, CALLAHAN

BLD DATE	02/05/2009 DJ	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,240
TOTAL MARKET OB/XF VALUE		4,222
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		165,462
SOH/AGL Deduction		62,107
ASSESSED VALUE		103,355
TOTAL EXEMPTION VALUE	HX HB BX	55,000
BASE TAXABLE VALUE		48,355
TOTAL JUST VALUE		165,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5088	CO ISSUED	0	01/01/2008
MH5088	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2273/0593	4/10/2019	LE	U	I	11	100
GRANTOR: HILL WILLIAM S SR & C						
GRANTEE: HILL WILLIAM JR						
1571/0598	6/11/2008	WD	U	I	13	40,000
GRANTOR: HENDRICKS JAMES W & D						
GRANTEE: HILL WILLIAM S SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
4	1242	WD DECK A	0	100	24	12	288.00	SF	10.00	10.00	100	2017	2017	3	82	2,362	

LAND DESCRIPTION

TOTAL OB/XF 4,222

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/29/2017 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS